

AGENDA ITEM # 8. E.

DATE: 1-12-03

COAC NUMBER: 03-1957

**CITY OF GOODYEAR
CITY COUNCIL ACTION FORM**

SUBJECT: Intergovernmental Agreement for
Regional Plan Review Program

STAFF PRESENTER: Steve Burger
COMPANY
CONTACT: N/A

RECOMMENDATION:

Council consider adopting Resolution 03-903, authorizing the Mayor to sign an Intergovernmental Agreement with the jurisdictions of Goodyear, Litchfield Park, Peoria, Surprise, Cave Creek and Gilbert which will allow the City of Goodyear to continue to participate in the Multi-Jurisdictional Regional Plan Review (RPR) Program.

COMMUNITY BENEFIT:

1. Reduces processing time
2. Increases uniformity and consistency
3. Increases information network so jurisdictions can draw upon the knowledge of other municipalities
4. More knowledge equals better inspected homes which can reduce customer call-backs and future code enforcement issues
5. Reduces costs to builders which can keep home prices lower
6. Reduces plan review time which allows permits to be issued quicker which allows homes to be completed quicker

DISCUSSION:

The Regional Plan Review (RPR) Program was initially implemented on January 1, 2002 and continues to be a streamlined system for approving residential building plans that eliminates the need for each participating jurisdiction to complete a separate plan review. This reduces travel, costs, and processing times for the municipalities, the builders and the homebuyers involved. The RPR Program allows a builder of tract homes to submit standard plans and documents for approval to any one of the participating municipalities. Once approved, the other municipalities accept the plans and documents as submitted. Each jurisdiction continues to issue its own permits, set its own fees and check for items unique to its individual standards. However, the need for each city to conduct a complete plan review is eliminated.

The development of the RPR was prompted by the fact that other than soil bearing conditions, water pressure and planning/zoning issues, there is little difference between a standard home built in one local jurisdiction and another in this region. The wind loads and earthquake loads are the same; there are no snow loads to worry about; the builder is the same; the laws of physics remain the same and the construction techniques are the same. Thus, there should be no reason for a builder

to be subjected to separate plan reviews of the same home in each of the cities where the company operates. Unfortunately, prior to the establishment of the RPR Program each of the municipalities had different versions and interpretations of their building codes requiring separate reviews.

To resolve these inconsistent practices, the participating jurisdictions began to meet in February of 2001. They put aside differences and tried to reach agreement on a uniform set of safe building standards. At the first meeting, each of the members vowed to make an effort to adopt the same building codes, amendments and forms to process, review and inspect a standard tract-built single family home.

Between February 2001 and February 2002, about 14 meetings were held with the members of the newly formed Regional Plan Review (RPR) group to develop consistent and uniform ordinances and procedures. Working Group meetings of Plans Examiners, Building Inspectors and Permit Technicians were held to develop consistent forms, applications and checklists to ensure uniformity in processing, reviewing and inspecting projects. Input from homebuilders and design professionals were also incorporated into the program and the participants agreed to adopt the same technical codes in March of 2002. Compromises were made in order to ensure the success of the program. The fact that these Building Officials, Plans Examiners, Senior Building Inspectors, Permit Technicians, City/Town Councils, Managers and municipal attorneys all agreed with the concept of this program, is a remarkable example of regional cooperation. Two distinguished awards have also been bestowed upon this unique Program. The MAG Desert Peaks Award for Regional Partnership was received in July 2002 and the Arizona Planning Association's Award for Multi-Agency Coordination was received in September 2002. At present, there are approximately two dozen homebuilders participating in the Program.

The original IGA, which was approved by Council in 2002, contained an expiration date of June 2003. The new IGA includes areas that needed slight revisions and clarification. This new IGA has been reviewed and updated to reflect the current RPR requirements including a longer expiration date (20 years) with the option to bring any amendments to the basic IGA back to Council for approval each Spring, if necessary. For example, the amendment option allows additional jurisdictions to sign on as a member once a year without having to redraft the entire IGA. Only the amendment would need to be submitted to Council for approval. It should be mentioned that any jurisdiction may voluntarily withdraw from the IGA at any time. There is also a section that allows an "authorized representative" (presumably the Building Official) from each jurisdiction to make administrative changes such as bylaws, revising forms and submittal procedures which are contained in the RPR Manual (Exhibit "A"). This would be similar to the City Council adopting the Building Code and authorizing staff to administratively develop informational handouts, inspection procedures, application forms, etc. Other portions of the IGA were "cleaned up" to provide increased clarity of terminology.

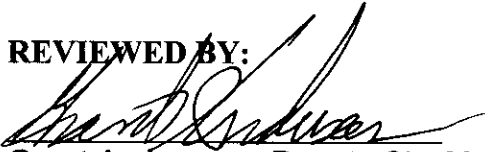
FISCAL IMPACT

None

ALTERNATIVES


Continue as is with no Intergovernmental Agreement. (Not recommended)


REVIEWED BY:


Grant Anderson – Deputy City Manager


Jim Oeser – City Attorney


Larry Price – Finance Director


Stephen Cleveland – City Manager


Harvey Krauss – Community Development Director

PREPARED BY:


Steve Burger – Chief Building Official

RESOLUTION NO. 03-903

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE MAYOR TO EXECUTE THE ATTACHED INTERGOVERNMENTAL AGREEMENT PROVIDING FOR A MULTI-JURISDICTIONAL REGIONAL PLAN REVIEW PROGRAM.

WHEREAS, the City has determined that its best interest will be served by participation in a program for the multi-jurisdictional approval of certain construction plans with a goal toward uniformity within the region; and

WHEREAS, participation in the attached intergovernmental agreement will increase the efficiency of the plan approval process; and

WHEREAS, such participation will also decrease the required time for approval of construction plans in many cases; and

WHEREAS, participation in the plan will also result in more advantageous utilization of resources, including personnel; and

WHEREAS, participation by the City in the program should benefit home builders and home purchasers as a result of the increased efficiencies.

NOW, THEREFORE, BE IT RESOLVED that the City of Goodyear shall become a participant in the Multi Jurisdictional Regional Plan Review Program as set forth in the attached form of Intergovernmental Agreement, and the Mayor is authorized to sign the Agreement on behalf of the City.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona this _____ day of _____, 2004.

James Cavanaugh, Mayor

ATTEST:

Dee Cockrum, City Clerk

APPROVED AS TO FORM:

James H. Oeser, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)

) ss.

County of Maricopa)

I, the undersigned Dee Cockrum, being the duly appointed, qualified City Clerk of the City of Goodyear, Arizona, certify that the foregoing Resolution No 03-903, is a true, correct and accurate copy of Resolution No. 03-903 passed and adopted at a meeting of the Council of the City of Goodyear, Maricopa County, Arizona held on the _____ day of _____, 2004, at which a quorum was present.

Given under by hand and seal, this ____ day of _____, 2004.

City Clerk

When recorded, mail to:

City of Peoria
City Clerk's Office
8401 W. Monroe Street
Peoria, AZ 85345

INTERGOVERNMENTAL AGREEMENT
FOR
MULTI-JURISDICTIONAL BUILDING PLAN
REVIEW SERVICES

I. PARTIES

This Intergovernmental Agreement ("Agreement") is entered into this day of 2003, pursuant to A.R.S. § 11-951, et seq. between the following entities contracting for services or joint exercise of powers common to the parties:

TOWN OF CAVE CREEK

A political subdivision of the State of Arizona
organized under the constitution and statutes of the State of Arizona
("Cave Creek" or "Party"),

TOWN OF GILBERT

A political subdivision of the State of Arizona
organized under the constitution and statutes of the State of Arizona
("Gilbert" or "Party"),

CITY OF GOODYEAR

An Arizona municipal corporation
organized under the constitution and statutes of the State of Arizona
("Goodyear" or "Party"),

CITY OF LITCHFIELD PARK

An Arizona municipal corporation
organized under the constitution and statutes of the State of Arizona
("Litchfield Park" or "Party"),

CITY OF PEORIA

An Arizona municipal corporation
organized under the constitution and statutes of the State of Arizona
("Peoria" or "Party"),

And

CITY OF SURPRISE

An Arizona municipal corporation
organized under the constitution and statutes of the State of Arizona
("Surprise" or "Party")

(Collectively referred to as the "Parties")

II. STATUTORY AUTHORITY

The Parties to this Agreement are empowered to carry on activities included in this Agreement pursuant to:

A.R.S. § 11-951

A.R.S. § 11-952, *et seq.*

CAVE CREEK TOWN CODE, TITLE III, SECTIONS 30.03 & 30.23
GILBERT MUNICIPAL CODE, CHAPTER 10
GOODYEAR CITY CHARTER, ARTICLE 1, SECTION 3
LITCHFIELD PARK CITY CODE, CHAPTER 7
PEORIA CITY CHARTER, ARTICLE I, SECTION 3
SURPRISE CITY CODE TITLE 15, SECTION 15.04.010.

III. RECITALS

A. **WHEREAS**, the Parties are authorized by A.R.S. § 11-952 and their respective charters and/or codes to enter into intergovernmental agreements for the provisions of services or joint or cooperative action; and

B. **WHEREAS**, the Parties are all governmental entities which provide services on behalf of their residents through tax money and other public funds; and

C. **WHEREAS**, the Parties desire to coordinate joint contracting for services or joint exercise of powers common to the Parties to allow for more efficient and effective use of public resources while improving the quality of services offered; and

D. **WHEREAS**, the Parties operate Planning and Development/Building Safety Departments that are engaged in activities relating to permitting, inspection, and plan review services pertaining to residential development within the area of their jurisdiction; and

E. **WHEREAS**, the Parties have adopted various International Building and Development Codes promulgated by the International Code Council and others that are at least as stringent; and

F. **WHEREAS**, the Parties through the spirit of comity wish to assist each other in the orderly transition of territory;

G. **WHEREAS**, on June 11, 2002, Cave Creek, Gilbert, Goodyear, Litchfield Park, Peoria, and Surprise entered into the first Intergovernmental Agreement For Multi-Jurisdictional Building Plan Review Services; and

H. **WHEREAS**, the Parties desire to enter into this Agreement to allow for the Parties to provide building plan review services ("Building Plan Review Services") to assist in an efficient delivery of services.

NOW THEREFORE, it is agreed between the respective Parties, as follows:

IV. PURPOSE

The purpose of this Agreement is to assist in achieving consistency in the plan review process, and to minimize expenses to the various jurisdictions and their residents by reducing the need for overlapping review of the same building plans. In the orderly administration of services, the Parties agree to furnish each other with Building Plan Review Services according to the various International Building and Development Codes promulgated by the International Code Council, to assist in an efficient delivery of such services.

V. DEFINITIONS

A. *Adopted Codes* shall mean those International Building and Development Codes promulgated by the International Code and others as outlined in the Regional Plan Review Manual.

B. *Building Plan Review Services* shall mean review by a Party of building plans for single family, residential, production homes according to the Regional Plan Review Manual. Such review services shall only be conducted by such persons meeting the minimum level of competency as agreed to by all Parties. Site-specific issues such as the building foundation or individual design review guidelines affecting the structure shall not be approved as part of the Building Plan Review Services.

C. *Authorized Representative* shall mean one individual on behalf of each Party who shall have the authority to carry out the duties and responsibilities assigned in this Agreement. This shall include the use of a designee as necessary to attend a meeting or for other purposes under this Agreement.

D. *Regional Plan Review Manual* shall mean those uniform procedures for plan review attached hereto as *Exhibit "A"* and incorporated herein by reference. These procedures may be amended as necessary. Amendments to the procedures contained in the Regional Plan Review Manual shall not require amending this Agreement pursuant to the requirements contained in Section VIII. The Regional Plan Review Manual may be amended at any meeting of the Parties attended by Authorized Representatives from at least four of the Parties. An amendment of the Regional Plan Review Manual shall require the affirmative vote of two-thirds of the Authorized Representatives present at the meeting.

E. *Standard Plans* shall mean such building plans for production, residential single family dwellings intended to be utilized without modification, except for specific foundation requirements and individual design review criteria that affect the structure, within the corporate limits of the Parties to this Agreement.

VI. COVENANTS

A. Incorporation of Recitals. The recitals set forth above are acknowledged by the Parties to be true and correct and are incorporated herein by this reference.

B. Incorporation of Exhibits. The following documents are referred to in this Agreement and are attached hereto and made a part of this Agreement by this reference:

Exhibit

Description

A

Regional Plan Review Manual

B

Amendment Form to the Agreement

C. Parties' Commitments (Responsibilities). The Parties shall provide, in accordance with the provisions of this Agreement, the following Building Plan Review Services in the manner set forth below:

1. Each Party will provide all labor and technical, administrative, professional, and other resources necessary to perform the specific plan review.

2. Each Party will review all standard plans submitted to that Party by the developer for complete and correct building designs as defined by drawings, specifications, design calculations and reports and perform rechecks of corrected plans. Completeness and correctness is to be based on the latest adopted versions of the Adopted Codes.

3. Each Party will consult with the developer or the designer of the proposed building, if so required, in order to facilitate corrections.

D. Standard for Building Plan Review Services. The Parties agree that all standard plans subject to Building Plan Review Services as set forth in this Agreement will be provided as follows unless otherwise specified:

1. All Parties will utilize the Adopted Codes in review of the Standard Plans.

2. No Party shall adopt different versions of the Adopted Codes without first giving notice of such intent at least six months prior to such adoption. The Adopted Codes may be amended only by consent of all of the Parties. Building plans reviewed under codes other than the Adopted Codes shall not be considered Standard Plans under this Agreement.

3. Any approved Standard Plan presented for approval by the Party within whose boundaries the building structure to be constructed will be located shall be accompanied by a copy of the approved plans from the Party providing the Building Plan Review Services for a Standard Plan.

4. A Party may conduct an independent review of a standard plan previously approved by another Party and reach its own conclusion as to whether the Standard Plan complies with the Adopted Codes. In that case the formal written conclusion of the Party within whose boundaries the building structure to be constructed will be located shall govern within its boundaries.

VII. CHARGES

A. The Party performing the Building Plan Review Service of the Standard Plan will be responsible for charging and will be entitled to retain the fees incurred in that review;

provided, however, that nothing herein shall prohibit each Party from collecting fees related to other review and inspection for a Standard Plan, including locally approved plans and independently reviewed plans.

B. Should a previously reviewed Standard Plan require additional Building Plan Review Services specific to a particular Party's requirements, the Party requiring the additional review will be responsible for charging an appropriate percentage fee for the specific review and will be entitled to retain such fee incurred in that review.

VIII. AGREEMENT AMENDMENTS

This Agreement may be amended or cancelled, in whole or in part, with the mutual written consent of the Parties hereto. It is understood that this Agreement may be amended or supplemented to allow other jurisdictions to participate (join) in the Building Plan Review Services. New jurisdictions shall execute the amendment attached hereto as *Exhibit B* which must be signed by all Parties to the Agreement prior to becoming effective. On or about May 1st of each year, one Authorized Representative of each of the Parties shall meet to determine whether any amendments are necessary to the Agreement, including the addition or deletion of any parties and substantive improvements to the terms of the Agreement. If the Authorized Representatives present at the meeting unanimously determine that amendments are necessary, the Parties will attempt to approve the amendments no later than June 30th. Any amendment shall be recorded in the Office of the County Recorder, Maricopa County, Arizona.

IX. INDEMNIFICATION AND INSURANCE

A. To the extent permitted by the law, each Party hereby agrees to indemnify, defend, and hold harmless the other Parties from all losses, suits, damages, or costs of any kind, including but not limited to reasonable attorney's fees, defense costs, and expenses arising from any Party's (i) negligent performance or failure of performance pursuant to this Agreement or (ii) failure to obtain a policy of insurance or participate in a self insurance program which provides, at a minimum, the coverage described in Section IX.B below. It is understood and agreed that the Parties may elect to self insure against any and all of the risk identified in this section. This indemnification paragraph shall survive the termination of this Agreement.

B. Each Party shall at its own cost and expense procure and maintain during the term of this Agreement General Liability Insurance in an amount not less than one million (\$1,000,000.00) per occurrence and annual aggregate. In addition, each Party will obtain Arizona Errors & Omissions Coverage Insurance in the amount of one million (\$1,000,000.00) per occurrence and annual aggregate. Each Party will furnish the other Parties with certificates of insurance evidencing the foregoing coverage. A violation of this provision may be treated by any Party as a material breach allowing the other Parties to terminate this Agreement.

X. TERM

A. This Agreement will become effective upon filing, fully executed, with the Maricopa County Recorder and will continue in full force and effect until June 30, 2023.

B. Notwithstanding the foregoing, this Agreement may be terminated at any time by any Party after providing the other Parties with not less than thirty (30) days' written notification of the Party's intent to terminate the Agreement. The Agreement will remain in full force and effect between the remaining Parties, unless only one Party remains.

XI. NOTICES

Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (i) delivered to the Party at the address set forth below, (ii) deposited in the U.S. Mail by registered or certified mail, return receipt requested, to the address set forth below, or (iii) given to a recognized and reputable overnight delivery service to the address set forth below:

To Cave Creek:	Town of Cave Creek Building Official Attn: Bob Lee 37622 N. Cave Creek Road Cave Creek, AZ 85331
With a copy to:	Town of Cave Creek Attn: Fredda Bisman 2901 N. Central Avenue, Suite 200 Phoenix, AZ 85012
To Gilbert:	Town of Gilbert Building/Code Enforcement Department Attn: Ray Patten 1025 S. Gilbert Road Gilbert, AZ 85296-3401
With a copy to:	Law Office of Martinez & Curtis Attn: Susan Goodwin 2712 N. 7 th Street Phoenix, AZ 85006-1090
To Goodyear:	City of Goodyear Community Development Department Attn: Harvey Krauss 190 N. Litchfield Road Goodyear, AZ 85338
With a Copy to:	City of Goodyear Office of the City Attorney Attn: James H. Oeser 190 N. Litchfield Road Goodyear, AZ 85338

To Litchfield Park: City of Litchfield Park
Community Development Department
Attn: Horatio Skeete
214 W. Wigwam Blvd.
Litchfield Park, AZ 85340

With a Copy to: Law Office of Martinez & Curtis PC
Attn: Susan D. Goodwin
2712 N. 7th Street
Phoenix, AZ 85006-1090

To Peoria: City of Peoria
Community Development Department
Attn: Debra Stark
8401 West Monroe Street
Peoria, AZ 85345

With a Copy to: City of Peoria
Office of the City Attorney
Attn: Steve Kemp
8401 West Monroe Street, Room 340
Peoria, AZ 85345

To Surprise: City of Surprise
Community Development Department
Attn: Phil Testa
12425 W. Bell Road, Suite D-100
Surprise, AZ 85374

With a Copy to: City of Surprise
Office of the City Attorney
Attn: Jeffrey Blilie
12425 W. Bell Road, Suite D-100
Surprise, AZ 85374

or at such other address, and to the attention of such other person or officer, as any Party may designate in writing by notice duly given pursuant to this Section. Notices shall be deemed received (i) when delivered to the Party, (ii) on the date that the registered or certified receipt indicates that the Party received it, or (iii) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day. If a copy of a notice is also given to a Party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a Party shall mean and refer to the date on which the Party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

XII. MISCELLANEOUS PROVISIONS

A. **Additional Acts and Documents.** The Parties agree to do all the necessary things and take the necessary actions to execute and deliver any documents and instruments that are required to carry out the provisions, intent and purpose of this Agreement.

B. **Assignability.** This Agreement is nonassignable in whole or in part by any Party hereto without the written consent of all Parties.

C. **Attorney's Fees and Costs.** If legal action by any Party is brought because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party is entitled to reasonable attorney's fees and court costs.

D. **Authority of Signatory.** Each Party represents and warrants to the other Parties: (1) that it is duly formed and validly existing (municipal) corporation under the laws of the State of Arizona; and (2) that the individual executing this Agreement on behalf of the Party is authorized and empowered to bind the Party.

E. **Cancellation/Conflict of Interest.** This Agreement is subject to cancellation for conflict of interest without penalty or further obligation as provided by A. R. S. § 38-511.

F. **Choice of Forum.** Any suit or action arising under this Agreement must be commenced in the Superior Court of the State of Arizona in and for the County of Maricopa, Arizona, but only after exhausting all possible administrative remedies.

G. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which will be deemed an original but all of which together constitute one and the same instrument.

H. **Default, Remedies.** If any Party to this Agreement breaches any provision of the Agreement, the non-defaulting Party will be entitled to all remedies available at both law and equity including performing the Building Plan Review Services itself and collecting from the defaulting Party any fees previously collected in connection with Building Plan Review Services later completed by the non-defaulting Party.

I. **Entire Agreement.** This written Agreement and attachments hereto constitutes the entire Agreement between the Parties with respect to the subject matter hereto. It may not be released, discharged, changed or modified, except by an instrument in writing, signed by a duly authorized representative of each of the Parties, except as expressly provided otherwise in this Agreement.

J. **General Compliance with Laws.** The Parties are required to comply with all applicable federal and state law and local ordinances and regulations.

K. **Governing Law.** This Agreement will be construed in accordance with the laws of the State of Arizona.

L. **Headings.** The headings for each paragraph of this Agreement are for convenience and reference purposes only and in no way define, limit or describe the scope or intent of said paragraph or of this Agreement nor in any way affect this Agreement.

M. **Incorporation of Documents.** All documents referred to in this Agreement are hereby incorporated by reference into the Agreement.

N. **Preparation of Agreement.** This Agreement has been prepared by the combined efforts of the Parties and is not to be construed against any Party.

O. **Retention of Records.** Pursuant to law, the Parties must keep and maintain accurate books of records and accounts in accordance with generally accepted accounting principles of liabilities and obligations incurred under this Agreement and all paper, files, accounts, reports and all other material relating to work under this Agreement and must make all such materials available at any reasonable time during the term of this Agreement and in accordance with applicable State law regarding the retention of records.

P. **Severability.** The provisions of this Agreement will be deemed severable and the invalidity or unenforceability of any provision will not affect the validity or enforceability of the other provisions hereof.

Q. **Time of Essence.** Time is of the essence for all matters concerning this Agreement.

R. **Waiver.** Waiver, or the failure of any Party at any time to require performance by the other Parties of any provision herein, will in no way affect the Party's subsequent rights and obligations under that provision. Waiver by any Party of a breach of any provision herein will not be taken or held to be a waiver of any succeeding breach of such provision or waiver of such provision itself.

S. **No Third-Party Beneficiaries.** This Agreement shall not create any rights to enforcement of the provisions herein to any person or entity that is not a Party to this Agreement.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their Mayors, on behalf of their respective Mayor and City/Town Council, and attested to by the City/Town Clerk, on the date first set forth above.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

TOWN OF CAVE CREEK SIGNATURE PAGE

**[INTERGOVERNMENTAL SERVICE AGREEMENT
FOR MULTI-JURISDICTIONAL BUILDING
PLAN REVIEW SERVICES]**

“CAVE CREEK”

Town of Cave Creek, Arizona, an
Arizona municipal corporation

By: _____
Vincent Francia, Mayor

ATTEST:

Carrie A. Dyrek, Town Clerk

INTERGOVERNMENTAL AGREEMENT DETERMINATION

This Intergovernmental Agreement between the Arizona Cities and Towns of Cave Creek, Gilbert, Glendale, Goodyear, Litchfield Park, Peoria, and Surprise, entitled Intergovernmental Agreement for Building Plan Review Services has been reviewed pursuant to A.R.S § 11-952 by the undersigned Town Attorney who is the legal counsel for the Town of Cave Creek, Arizona, and who has determined that the Agreement is in the proper form and within the powers and authority granted under the laws of the State of Arizona to the Town of Cave Creek.

DATED this _____ day of _____, 2003.

OFFICE OF THE TOWN ATTORNEY

Fredda Bisman, Esq.
2901 N. Central Ave., Suite 200
Phoenix, AZ 85251

TOWN OF GILBERT SIGNATURE PAGE

**[INTERGOVERNMENTAL SERVICE AGREEMENT
FOR MULTI-JURISDICTIONAL BUILDING
PLAN REVIEW SERVICES]**

"GILBERT"

Town of Gilbert, Arizona, an Arizona
municipal corporation

By: _____
Steven M. Berman, Mayor

ATTEST:

Cathy Templeton, Town Clerk

INTERGOVERNMENTAL AGREEMENT DETERMINATION

This Intergovernmental Agreement between the Arizona Cities and Towns of Cave Creek, Gilbert, Glendale, Goodyear, Litchfield Park, Peoria, and Surprise, entitled Intergovernmental Agreement for Building Plan Review Services has been reviewed pursuant to A.R.S § 11-952 by the undersigned Town Attorney who is the legal counsel for the Town of Gilbert, Arizona, and who has determined that the Agreement is in the proper form and within the powers and authority granted under the laws of the State of Arizona to the Town of Gilbert.

DATED this _____ day of _____, 2003.

OFFICE OF THE TOWN ATTORNEY

Susan D. Goodwin, Esq.
Martinez & Curtis PC
2712 N. 7th Street
Phoenix, AZ 85006-1090

CITY OF GOODYEAR SIGNATURE PAGE

[INTERGOVERNMENTAL SERVICE AGREEMENT
FOR MULTI-JURISDICTIONAL BUILDING
PLAN REVIEW SERVICES]

"GOODYEAR"

City of Goodyear, Arizona, an Arizona
municipal corporation

By: _____
James Cavanaugh, Mayor

ATTEST:

Dee Cockrum, City Clerk

INTERGOVERNMENTAL AGREEMENT DETERMINATION

This Intergovernmental Agreement between the Arizona Cities and Towns of Cave Creek, Gilbert, Glendale, Goodyear, Litchfield Park, Peoria, and Surprise, entitled Intergovernmental Agreement for Building Plan Review Services has been reviewed pursuant to A.R.S § 11-952 by the undersigned City Attorney who is the legal counsel for the City of Goodyear, Arizona, and who has determined that the Agreement is in the proper form and within the powers and authority granted under the laws of the State of Arizona to the City of Goodyear.

DATED this _____ day of _____, 2003.

OFFICE OF THE CITY ATTORNEY

James H. Oeser, Esq.
190 N. Litchfield Road
Goodyear, AZ 85338

CITY OF LITCHFIELD PARK SIGNATURE PAGE

[INTERGOVERNMENTAL SERVICE AGREEMENT
FOR MULTI-JURISDICTIONAL BUILDING
PLAN REVIEW SERVICES]

"LITCHFIELD PARK"

City of Litchfield Park, Arizona, an
Arizona municipal corporation

By: _____
Woodfin Thomas, Mayor

ATTEST:

Mary Rose Evans, City Clerk

INTERGOVERNMENTAL AGREEMENT DETERMINATION

This Intergovernmental Agreement between the Arizona Cities and Towns of Cave Creek, Gilbert, Glendale, Goodyear, Litchfield Park, Peoria, and Surprise, entitled Intergovernmental Agreement for Building Plan Review Services has been reviewed pursuant to A.R.S § 11-952 by the undersigned City Attorney who is the legal counsel for the City of Litchfield Park Arizona, and who has determined that the Agreement is in the proper form and within the powers and authority granted under the laws of the State of Arizona to the City of Litchfield Park.

DATED this _____ day of _____, 2003.

OFFICE OF THE CITY ATTORNEY

Susan D. Goodwin, Esq.
Martinez & Curtis PC
2712 N. 7th Street
Phoenix, AZ 85006-1090

CITY OF PEORIA SIGNATURE PAGE

**[INTERGOVERNMENTAL SERVICE AGREEMENT
FOR MULTI-JURISDICTIONAL BUILDING
PLAN REVIEW SERVICES]**

“PEORIA”

City of Peoria, Arizona, an Arizona
municipal corporation

By: _____
John C. Keegan, Mayor

ATTEST:

Janice Graziano, City Clerk

INTERGOVERNMENTAL AGREEMENT DETERMINATION

This Intergovernmental Agreement between the Arizona Cities and Towns of Cave Creek, Gilbert, Glendale, Goodyear, Litchfield Park, Peoria, and Surprise, entitled Intergovernmental Agreement for Building Plan Review Services has been reviewed pursuant to A.R.S § 11-952 by the undersigned City Attorney who is the legal counsel for the City of Peoria, Arizona, and who has determined that the Agreement is in the proper form and within the powers and authority granted under the laws of the State of Arizona to the City of Peoria.

DATED this _____ day of _____, 2003.

OFFICE OF THE CITY ATTORNEY

Stephen M. Kemp, Esq.
8401 W. Monroe Street
Peoria, AZ 85345

CITY OF SURPRISE SIGNATURE PAGE

**[INTERGOVERNMENTAL SERVICE AGREEMENT
FOR MULTI-JURISDICTIONAL BUILDING
PLAN REVIEW SERVICES]**

“SURPRISE”

City of Surprise, Arizona, an Arizona
municipal corporation

By: _____
Joan Shafer, Mayor

ATTEST:

Sherry Aguilar, City Clerk

INTERGOVERNMENTAL AGREEMENT DETERMINATION

This Intergovernmental Agreement between the Arizona Cities and Towns of Cave Creek, Gilbert, Glendale, Goodyear, Litchfield Park, Peoria, and Surprise, entitled Intergovernmental Agreement for Building Plan Review Services has been reviewed pursuant to A.R.S § 11-952 by the undersigned City Attorney who is the legal counsel for the City of Surprise, Arizona, and who has determined that the Agreement is in the proper form and within the powers and authority granted under the laws of the State of Arizona to the City of Surprise.

DATED this _____ day of _____, 2003.

OFFICE OF THE CITY ATTORNEY

Jeffrey M. Blilie, Esq.
12425 W. Bell Road, Suite D-100
Surprise, AZ 85374

Exhibit A

Attached separately as “Regional Plan Review Manual”

Exhibit B

When recorded, mail to:

City of Peoria
City Clerk's Office
8401 W. Monroe Street
Peoria, AZ 85345

AMENDMENT #___ TO
INTERGOVERNMENTAL AGREEMENT
FOR
MULTI-JURISDICTIONAL BUILDING PLAN
REVIEW SERVICES

This Amendment #_ to the Intergovernmental Agreement for Multi-Jurisdictional Building Plan Review Services ("Amendment #_") is entered into this ____ day of _____ 2003, pursuant to A.R.S. § 11-951, *et seq.* among the Town of Cave Creek, Town of Gilbert, City of Goodyear, City of Litchfield Park, City of Peoria, City of Surprise, all Arizona municipal corporations, and _____ (collectively referred to as the "Parties") contracting for services or joint exercise of powers common to the Parties.

WHEREAS, on June 11, 2002, Cave Creek, Gilbert, Goodyear, Litchfield Park, Peoria, and Surprise entered into the first Intergovernmental Agreement For Multi-Jurisdictional Building Plan Review Services which expired on or about June 30, 2003;

WHEREAS, on __, 2003, Cave Creek, Gilbert, Goodyear, Litchfield Park, Peoria, and Surprise entered into the second Intergovernmental Agreement For Multi-Jurisdictional Building Plan Review Services ("Agreement");

WHEREAS, _____ has decided to join the Agreement, and the parties support the addition of _____ pursuant to the same terms and conditions of the Agreement, as amended herein; and

WHEREAS, all of the parties to this Amendment #_ desire to make certain improvements to the Agreement based on the experiences encountered by the parties since the Agreement was entered into.

NOW THEREFORE, it is agreed among the respective Parties, as follows:

I. AMENDMENTS TO AGREEMENT

Pursuant to Section VIII of the Agreement, the Parties mutually have agreed to amend the following provisions in the Agreement:

Section I, "Parties," is amended by adding the following:

OF
A political subdivision of the State of Arizona
organized under the constitution and statutes of the State of Arizona
(" " or "Party")

Section II, "Statutory Authority," is amended by adding the following:

Charter,

Section _ , "_," is amended as follows:

—

Section IX, "Notices," is amended by adding the following:

To :

With a copy to:

II. OTHER TERMS AND CONDITIONS REMAIN IN EFFECT

With the exception of the amendments specified in Section I of this Amendment #1, all other terms and conditions in the Agreement remain in effect and are incorporated herein by this reference.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their Mayors and _ , on behalf of their respective entities, on the date first set forth above.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGES]
TOWN OF CAVE CREEK SIGNATURE PAGE**

**[INTERGOVERNMENTAL SERVICE AGREEMENT
FOR MULTI-JURISDICTIONAL BUILDING
PLAN REVIEW SERVICES]**

"CAVE CREEK"

Town of Cave Creek, Arizona, an
Arizona municipal corporation

By: _____
Vincent Francia, Mayor

ATTEST:

Carrie A. Dyrek, Town Clerk

INTERGOVERNMENTAL AGREEMENT DETERMINATION

This Intergovernmental Agreement between the Arizona Cities and Towns of Cave Creek, Gilbert, Glendale, Goodyear, Litchfield Park, Peoria, Surprise, and _____ entitled Amendment #_ to Intergovernmental Agreement for Building Plan Review Services has been reviewed pursuant to A.R.S § 11-952 by the undersigned Town Attorney who is the legal counsel for the Town of Cave Creek, Arizona, and who has determined that the Agreement is in the proper form and within the powers and authority granted under the laws of the State of Arizona to the Town of Cave Creek.

DATED this _____ day of _____, 200_.

OFFICE OF THE TOWN ATTORNEY

Fredda Bisman, Esq.
2901 N. Central Ave., Suite 200
Phoenix, AZ 85251

CITY OF _____ SIGNATURE PAGE

[INTERGOVERNMENTAL SERVICE AGREEMENT
FOR MULTI-JURISDICTIONAL BUILDING
PLAN REVIEW SERVICES]

“ _____ ”

City of _____, Arizona, an
Arizona municipal corporation

By: _____

ATTEST:

_____, City Clerk

INTERGOVERNMENTAL AGREEMENT DETERMINATION

This Intergovernmental Agreement between the Arizona Cities and Towns of Cave Creek, Gilbert, Glendale, Goodyear, Litchfield Park, Peoria, Surprise, and _____ entitled Amendment #_ to Intergovernmental Agreement for Building Plan Review Services has been reviewed pursuant to A.R.S § 11-952 by the undersigned City Attorney who is the legal counsel for the City of _____, Arizona, and who has determined that the Agreement is in the proper form and within the powers and authority granted under the laws of the State of Arizona to the City of _____.

DATED this _____ day of _____, 200_.

OFFICE OF THE CITY ATTORNEY

TOWN OF GILBERT SIGNATURE PAGE

[INTERGOVERNMENTAL SERVICE AGREEMENT
FOR MULTI-JURISDICTIONAL BUILDING
PLAN REVIEW SERVICES]

"GILBERT"

Town of Gilbert, Arizona, an Arizona
municipal corporation

By: _____
Steven M. Berman, Mayor

ATTEST:

Cathy Templeton, Town Clerk

INTERGOVERNMENTAL AGREEMENT DETERMINATION

This Intergovernmental Agreement between the Arizona Cities and Towns of Cave Creek, Gilbert, Glendale, Goodyear, Litchfield Park, Peoria, Surprise, and _____ entitled Amendment #_ to Intergovernmental Agreement for Building Plan Review Services has been reviewed pursuant to A.R.S § 11-952 by the undersigned Town Attorney who is the legal counsel for the Town of Gilbert, Arizona, and who has determined that the Agreement is in the proper form and within the powers and authority granted under the laws of the State of Arizona to the Town of Gilbert.

DATED this _____ day of _____, 200_.

OFFICE OF THE TOWN ATTORNEY

Susan D. Goodwin, Esq.
Martinez & Curtis PC
2712 N. 7th Street
Phoenix, AZ 85006-1090

CITY OF GOODYEAR SIGNATURE PAGE

[INTERGOVERNMENTAL SERVICE AGREEMENT
FOR MULTI-JURISDICTIONAL BUILDING
PLAN REVIEW SERVICES]

"GOODYEAR"

City of Goodyear, Arizona, an Arizona
municipal corporation

By: _____
James Cavanaugh, Mayor

ATTEST:

Dee Cockrum, City Clerk

INTERGOVERNMENTAL AGREEMENT DETERMINATION

This Intergovernmental Agreement between the Arizona Cities and Towns of Cave Creek, Gilbert, Glendale, Goodyear, Litchfield Park, Peoria, Surprise, and _____ entitled Amendment #_ to Intergovernmental Agreement for Building Plan Review Services has been reviewed pursuant to A.R.S § 11-952 by the undersigned City Attorney who is the legal counsel for the City of Goodyear, Arizona, and who has determined that the Agreement is in the proper form and within the powers and authority granted under the laws of the State of Arizona to the City of Goodyear.

DATED this _____ day of _____, 200_.

OFFICE OF THE CITY ATTORNEY

James H. Oeser, Esq.
190 N. Litchfield Road
Goodyear, AZ 85338

CITY OF LITCHFIELD PARK SIGNATURE PAGE

[INTERGOVERNMENTAL SERVICE AGREEMENT
FOR MULTI-JURISDICTIONAL BUILDING
PLAN REVIEW SERVICES]

"LITCHFIELD PARK"

City of Litchfield Park, Arizona, an
Arizona municipal corporation

By: _____
Woodfin Thomas, Mayor

ATTEST:

Mary Rose Evans, City Clerk

INTERGOVERNMENTAL AGREEMENT DETERMINATION

This Intergovernmental Agreement between the Arizona Cities and Towns of Cave Creek, Gilbert, Glendale, Goodyear, Litchfield Park, Peoria, Surprise, and _____ entitled Amendment #_ to Intergovernmental Agreement for Building Plan Review Services has been reviewed pursuant to A.R.S § 11-952 by the undersigned City Attorney who is the legal counsel for the City of Litchfield Park Arizona, and who has determined that the Agreement is in the proper form and within the powers and authority granted under the laws of the State of Arizona to the City of Litchfield Park.

DATED this _____ day of _____, 200_.

OFFICE OF THE CITY ATTORNEY

Susan D. Goodwin, Esq.
Martinez & Curtis PC
2712 N. 7th Street
Phoenix, AZ 85006-1090

CITY OF PEORIA SIGNATURE PAGE

**[INTERGOVERNMENTAL SERVICE AGREEMENT
FOR MULTI-JURISDICTIONAL BUILDING
PLAN REVIEW SERVICES]**

"PEORIA"

City of Peoria, Arizona, an Arizona
municipal corporation

By: _____
John C. Keegan, Mayor

ATTEST:

Janice Graziano, City Clerk

INTERGOVERNMENTAL AGREEMENT DETERMINATION

This Intergovernmental Agreement between the Arizona Cities and Towns of Cave Creek, Gilbert, Glendale, Goodyear, Litchfield Park, Peoria, Surprise, and _____ entitled Amendment #_ to Intergovernmental Agreement for Building Plan Review Services has been reviewed pursuant to A.R.S § 11-952 by the undersigned City Attorney who is the legal counsel for the City of Peoria, Arizona, and who has determined that the Agreement is in the proper form and within the powers and authority granted under the laws of the State of Arizona to the City of Peoria.

DATED this _____ day of _____, 200_.

OFFICE OF THE CITY ATTORNEY

Stephen M. Kemp, Esq.
8401 W. Monroe Street
Peoria, AZ 85345

CITY OF SURPRISE SIGNATURE PAGE

**[INTERGOVERNMENTAL SERVICE AGREEMENT
FOR MULTI-JURISDICTIONAL BUILDING
PLAN REVIEW SERVICES]**

"SURPRISE"

City of Surprise, Arizona, an Arizona
municipal corporation

By: _____
Joan Shafer, Mayor

ATTEST:

Sherry Aguilar, City Clerk

INTERGOVERNMENTAL AGREEMENT DETERMINATION

This Intergovernmental Agreement between the Arizona Cities and Towns of Cave Creek, Gilbert, Glendale, Goodyear, Litchfield Park, Peoria, Surprise, and _____ entitled Amendment #_ to Intergovernmental Agreement for Building Plan Review Services has been reviewed pursuant to A.R.S § 11-952 by the undersigned City Attorney who is the legal counsel for the City of Surprise, Arizona, and who has determined that the Agreement is in the proper form and within the powers and authority granted under the laws of the State of Arizona to the City of Surprise.

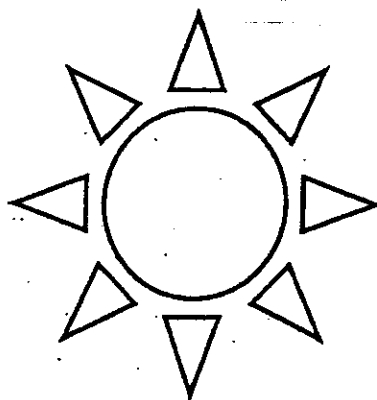
DATED this _____ day of _____, 200_.

OFFICE OF THE CITY ATTORNEY

Jeffrey M. Blilie, Esq.
12425 W. Bell Road, Suite D-100
Surprise, AZ 85374



Regional Plan Review



REGIONAL PLAN REVIEW

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Regional Plan Review Service

PURPOSE

This program will allow single-family home developers to submit their standard model plans to any of the participating jurisdictions for their initial (Host) review.

The Host Jurisdiction will then review and approve the plans on behalf of all participating jurisdictions. The developer will then obtain their building permit(s) from the Home Jurisdictions, which are participating in this program. Site-specific requirements will be addressed by the Home jurisdiction during the permitting process.

The required fees and plan submittal process is summarized in the attached flow chart and task list.

BACKGROUND

Currently, standard single family dwelling plans are submitted to various jurisdictions. Each jurisdiction then reviews the plans, applying the same codes and review processes. This duplication of effort is redundant and is frustrating for many builders and jurisdictions and leads to added costs and time for each review.

Coordination of plan review efforts and sharing of documentation were seen as positives by both the industry and government, with very little fiscal or staffing impact.

DISCUSSION

Participating cities and towns within Maricopa County have now developed an intergovernmental agreement and procedure that shares the plan review process. Currently, the participating jurisdictions are Cave Creek, Gilbert, Goodyear, Litchfield Park, Peoria, and Surprise.

After several meetings and document reviews, a flow chart, task lists, checklists and procedures were developed for this new process. (See attached)

Generally, any homebuilder may submit standard sets of plans, along with the appropriate documentation, to a participating jurisdiction of their choice, to be reviewed and approved.

Fees and processing times will vary, but the applicant will select their Host submission location. All of the participating jurisdictions will have designated and trained plans examiners to review and distribute the plans. plan review fee will be charged by the Host Jurisdiction at the time of the

first submittal. Upon approval, the applicant will then be able to take the approved plans to each participating jurisdiction for the site specific permit submission.

The Home City will receive a copy of the approved plans and accepted drawings from the Host City.

All participating jurisdictions have adopted the same building codes which will be utilized for this program. The building codes to be used are:

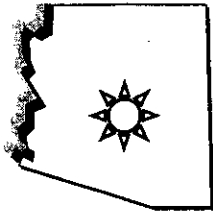
2000 International Residential Code,
2000 International Building Code,
2000 International Mechanical Code,
1999 National Electrical Code,
1994 Arizona Uniform Plumbing Code

The participating jurisdictions will utilize the same plan review application form, worksheets, plan review checklists, inspection checklists and construction handouts to ensure uniformity.

SUMMARY

Some of the benefits for this program include:-

1. Substantial cost savings to the standard homebuilders for plan review fees.
 - Plans are submitted and charged a one-time plan review fee. Currently, a standard homebuilder must submit and pay for multiple plan reviews from each jurisdiction.
2. Increased uniformity in residential building code applications and interpretations among plan review and inspection staff.
3. Increased efficiency of all participating plan review departments by reducing backlogs, shortening the standard plan review process and reducing the use of outsourcing plan review services.



Regional Plan Review

Please review the attached documents, which are:

- Regional Plan Review (RPR) Flow Chart
 - RPR Application/Truss Waiver
 - RPR Soils Report Verification Form
 - RPR Submittal Guidelines
 - RPR Transmittal notice of approved submission
1. The applicant must ensure that the residential design complies with *Regional Plan Review Submittal Guidelines*, prior to submitting plans to the **Host Jurisdiction**. All site-specific issues will be reviewed by the **Home Jurisdiction** and may include special requirements for expansive soil design, planning and zoning design review, etc.
 2. The homebuilder/applicant will submit a completed *Regional Plan Review Application form*, one (1) set of residential standard model plans and one (1) set of structural calculations, sealed by an Arizona Structural Engineering Registrant, and each Soils Report Verification Form, if applicable, to the **Host Jurisdiction**. The following information should be specified on the application:
 - a) The name of each **Home Jurisdiction** location where the plan is to be built.
 - b) The total square footage for all livable spaces, garages, and all covered patios and entries, including all options.
 - c) The Host Jurisdiction will assess the plan review fee upon submission.
 - d) The Host Jurisdiction will assign their plan check log number.
 3. The **Host Jurisdiction** will conduct the plan review of the submitted plans and will approve the plans, once all red line comments have been corrected. The Host Jurisdiction will verify the area of the residence, with all options and enter it onto the *Regional Plan Review Worksheet*. The Host Jurisdiction will then notify the homebuilder/applicant and the **Home Jurisdictions** of that specific plan approval.
 4. The **Host Jurisdiction** will then stamp all of the approved plans and will retain one (1) set of plans and calculations for their records. The remaining sets of approved plans and calculations (total number to be determined by the number of Home Jurisdictions) and a copy of the *RPR Worksheet* will be returned to the homebuilder.

5. Two (2) sets of the Host Jurisdiction approved plans will be required to be submitted to each **Home Jurisdiction**, along with the initial building permit application, the Soils Report Review Verification Form (for each subdivision) and the approved **RPR Worksheet**.
6. The **Home Jurisdiction** will then review the plans for compliance to their site-specific issues, for each subdivision, within their jurisdiction. Site-specific issues may include planning and zoning design review requirements, soil conditions, water pressure limitations, sound attenuation requirements, etc. A one-time plan review fee will be assessed for this process by each Home Jurisdiction. Once the plans have been approved by the Home Jurisdiction, they will add their stamp on all sets of plans. The building permit application(s) will then be processed in order to issue the building permits. Plot plan review fees will still be charged for each building permit.
7. All **major revisions** that will affect more than one jurisdiction must be resubmitted to the **Host Jurisdiction** for review and approval. Upon approving the revision(s) the Host Jurisdiction will send copies to all previously selected Home jurisdictions which are obtained from the original RPR application.
8. All **minor revisions** (site-specific) should be submitted to the **Home Jurisdiction** affected for their review and approval.

For additional information feel free to contact any of the following:

Steve Burger
City of Goodyear
Building Official
623-932-3004

David Nakagawara
City of Peoria
Building Official
623-773-7225

Ray Patten
City of Gilbert
Building Official
480-503-6820

Bob Lee
Town of Cave Creek
Building Official
480-488-1414

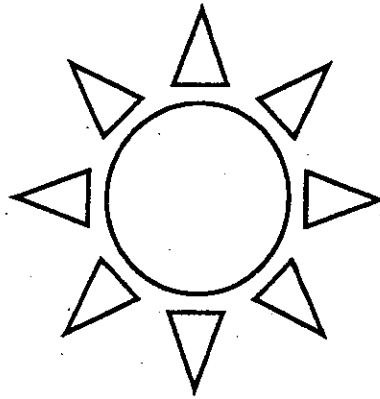
Forrest Fielder
City of Surprise
Building Official
623-583-5840

Chuck Ransom
City of Litchfield park
Building Official
623-935-1066

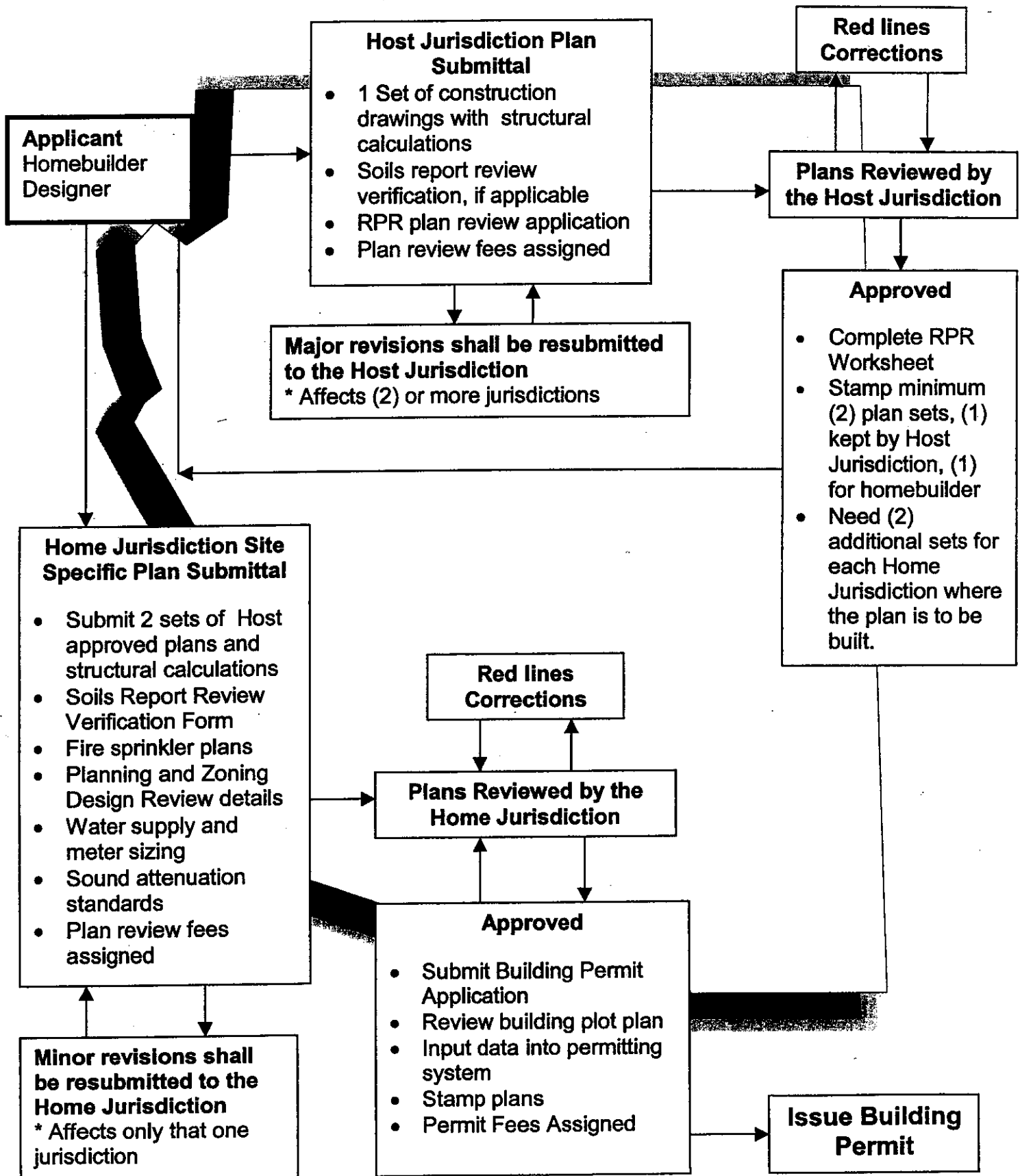
FLOW CHART

Regional Plan Review

SECTION II



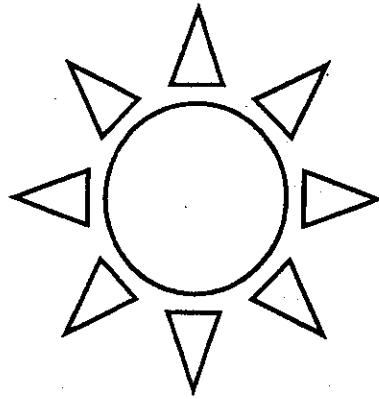
Regional Plan Review

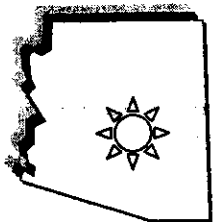


MINIMUM SUBMITTAL REQUIREMENTS

Regional Plan Review

SECTION III





Regional Plan Review

Minimum Plan Submittal Requirements

2000 International Residential Code

1994 UPC w/State amendments

THE SUBMITTAL MUST BE ORIGINAL DOCUMENTS ONLY AND WILL NOT BE ACCEPTED, IF ANY OF THE REQUIRED FORMS, PLANS OR INFORMATION IS MISSING

FIRST SUBMITTAL REQUIREMENTS

- ☐ A **completed** Plan Review Application that includes completion of the Truss Waiver portion of the application
- ☐ Soils Report Review Verification, if applicable
- ☐ One (1) complete set of detailed plans which must be 24" x 36" minimum and maximum of 30" x 42" and drawn to scale 1/4" = 1' or 3/16" = 1'
- ☐ One (1) set of Calculations sealed by a State of Arizona Registrant
- ☐ One (1) set of manufacturer's specifications that may pertain
- ☐ Submit check for payment of plan review fee

CITY-SPECIFIC ITEMS NOT INCLUDED IN PLAN REVIEW PROCESS ARE:

1. Planning/Zoning Design Review
2. Soils Report Review Verification (unless supplied)
3. Water meter and building water supply-line sizing
4. Sound Attenuation Standards
5. Generic design for wind exposure "B". Site-specific design may require type "C".
6. Fire Sprinkler Requirements
7. 8-1/2 x 11 Reduced Floor Plan may be required

SECOND SUBMITTAL REQUIREMENTS

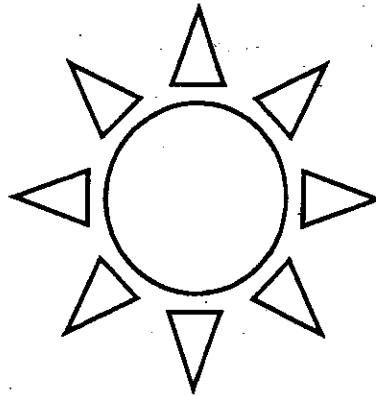
- ☐ Original Regional Plan Review Comments with corrected sheet numbers noted.
- ☐ Complete set of previously reviewed plans, calculations and specifications
- ☐ One (1) NEW complete set of plans with **corrections marked with clouds and deltas**, calculations and manufacturer's specifications

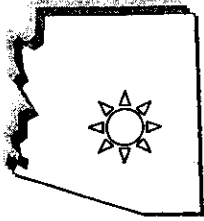
HOST CITY WILL NOTIFY APPLICANT UPON APPROVAL OF PLANS TO PROVIDE ADDITIONAL SETS FOR PERFORATING/STAMPING

APPLICATION

Regional Plan Review

SECTION IV





Regional Plan Review

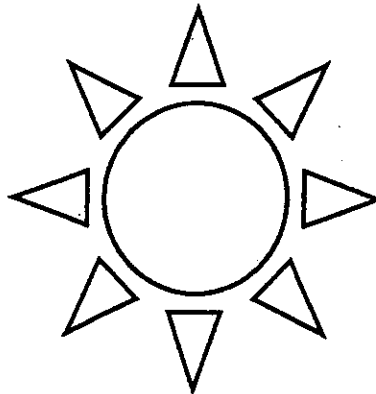
Application

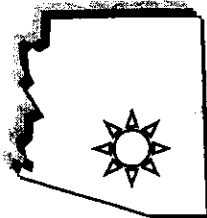
REC'D DATE:		REC'D BY:		LOG #:	
BUILDER:			HOST CITY:		
PLAN #:		ELEV'S:		SQ. FT.: (maximum)	
Select which jurisdiction(s) plan is to be constructed in: <input type="checkbox"/> Cave Creek <input type="checkbox"/> El Mirage <input type="checkbox"/> Gilbert <input type="checkbox"/> Goodyear <input type="checkbox"/> Litchfield Park <input type="checkbox"/> Peoria <input type="checkbox"/> Surprise					
Builder/Applicant Name:				Phone Number:	
Contact Person:				Contact Phone Number:	
Address:				E-mail Address:	
City:		State:	Zip Code:	Fax Number:	
Architect/Designer:				Phone Number:	
Contact Person:				Contact Phone Number:	
Address:				E-mail Address:	
City:		State:	Zip Code:	Fax Number:	
Structural Engineer:				Phone Number:	
Contact Person:				Contact Phone Number:	
Address:				E-mail Address:	
City:		State:	Zip Code:	Fax Number:	
PRE-FABRICATED TRUSS DESIGN REVIEW WAIVER					
This certificate must be used in lieu of city review of prefabricated truss designs for a building, if designed by a registered structural engineer, licensed in the State of Arizona.					
As the AZ registered Structural Engineer in charge of the structural design of this building, I will review the approved fabricator's truss designs and ALL related connections (including all revisions to the truss design) provided to me for compatibility with the above referenced project. I shall affix my shop drawing stamp or other means of identification, hand signed and dated to either the truss manufacturer's layout sheet, or to a letter of approval with an index of truss calculation sheets in said letter.					
Name of Structural Engineer (please print)				(Seal Required)	
As the Owner/Applicant/Authorized Agent, I agree that all truss design information will be provided to the AZ registered Structural Engineer, in charge of the structural design of the building, for their review and approval, including all revisions. All documents shall be provided to the structural engineer in ample time for a proper review and approval and to permit the approved truss design packet to be available to the City Inspector, prior to trusses being set in place.					
Name & Title (please print)				Signature & Date	
Truss design calculation sheets shall be legible, sealed, hand signed and dated by the AZ Truss design engineer. The truss fabricator shall have a current third party quarterly inspection report performed by an approved inspection agency. A complete set of the truss design calculation sheets, truss placement sheets and proof of building design engineer's review & approval shall be included with the city-stamped "Job Site Approved" set of plans prior to the trusses being set in place.					
FOR OFFICE USE ONLY: RPR-1 (rev. 03/02)					

SOILS REPORT REVIEW VERIFICATION

Regional Plan Review

SECTION V





Regional Plan Review

Soils Report Review Verification

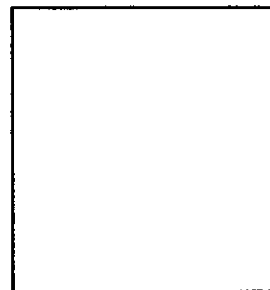
DATE:	SUBDIVISION:
BUILDER NAME:	JURISDICTION:
STANDARD PLAN(S):	

A soil investigation was conducted by _____
and labeled project # _____, dated _____

- ☐ As the structural design engineer of record, I have reviewed the soil investigation report for this subdivision and all requirements of the soil investigation are incorporated in the current foundation design.
- ☐ An alternative foundation design is necessary to meet the requirements of the soil investigation and has been submitted for approval for this subdivision only.
- ☐ Expansive soils were encountered and the foundation design is in accordance with the International Residential Code, Section R403.1.8 and the International Building Code, Section 1805.8.

The minimum soil bearing value of soil for the foundation design is _____ psf. This bearing pressure can be attained provided the footings are a minimum depth of _____ below undisturbed grade and all earthwork is accomplished in accordance with the soil investigation report. The following are additional requirements or information regarding the soil conditions of this subdivision:

Affix Seal (Hand Sign & Date)

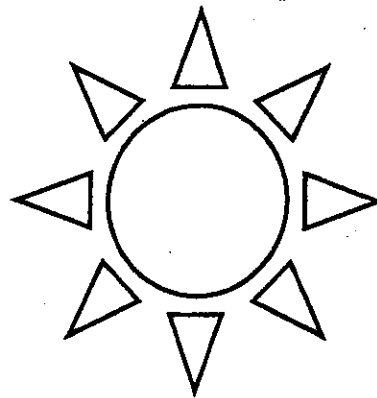


*The Home City may require a copy of the Soils Investigation for their records. A separate Soils Report Review Verification is required for each subdivision in which the plan is to be built.

WORKSHEET

Regional Plan Review

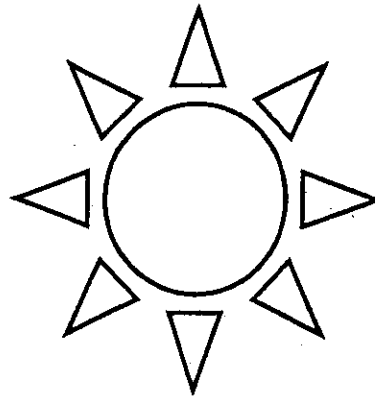
SECTION VI

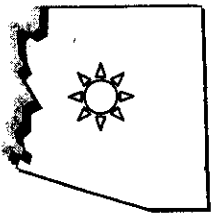


RESIDENTIAL PLAN REVIEW CHECKLIST

Regional Plan Review

SECTION VII





Regional Plan Review

Plan Review Comment Letter

2000 International Residential Code
1994 UPC w/State amendments

☐ Cave Creek ☐ Gilbert ☐ Goodyear ☐ Litchfield Park ☐ Peoria ☐ Surprise

Date:	Log #:	Plans Examiner:	Submittal:
Builder:		Standard Plan #:	
Elevations:		Maximum Square Footage Total:	

-0-	90	B	Negligible	12"	Moderate to Heavy	None to Slight	32° F	Jurisdiction Specific	

Plan review for code compliance for the above referenced project has been completed. The following comments are standard items required by adopted codes by the jurisdiction/jurisdictions and must be resolved before a building permit can be issued to commence construction. The items listed shall not be construed as being all-inclusive. Please contact the Plans Examiner if you have any questions regarding the following comments or need clarification on the plan submittal process. In order to expedite your plan approval, please submit the following after all comments have been addressed:

- One new set of corrected plans and applicable calculations and the previously reviewed plans and calculations. **The new set of plans and calculations shall be clouded, have a delta and revision date referenced for all required code-related revisions and for all owner/builder specified changes. Plans that do not comply with this requirement will be rejected without being reviewed.** The builder will be notified by the reviewing jurisdiction upon approval of the plans and will be told the number of plans and calculations required to be submitted to be stamped approved.
- Provide either a detailed response to the plan reviewer's comments or indicate the corrected sheet number in the area provided at the end of every plan review comment.

GENERAL

[] Sheet #	Provide one set of complete plans, a minimum plan size of 24" x 36" and a maximum plan size of 30" x 42". No loose sheets shall be attached, but structural calculations, energy calculations and manufacturer's cut sheets may accompany plans. The plans should be drawn to a preferred scale of 1/4" = 1', however an alternate scale of 3/16" = 1'0" may be accepted. Indicate the drawing scale.	IRC Section: R106	Corrected Sheet #
[] Sheet #	Provide a square footage summary for each of the following: livable, garage, covered patios and porches, accessory buildings, decks, bay windows, media center (minus fireplace). All options must be clearly identified.	IRC Section: R108.3	Corrected Sheet #
[] Sheet #	All options and City specific items shall be clearly referenced and detailed. Complex options and City specific items may require a separate plan sheet for clarity.		Corrected Sheet #
[] Sheet #	Provide a legible 8 1/2" x 11" floor plan of the house. Clearly identify all options. All major dimensions shall be provided and legible.		Corrected Sheet #
[] Sheet #	Provide the following note: "A jurisdiction that has territory in the vicinity of a military airport requires all residential buildings shall either be constructed with a minimum of R-18 exterior wall assembly, a minimum of R-30 roof assembly, dual-glazed windows and solid wood, foam-filled fiberglass or metal doors to the exterior OR certified by a State of Arizona architect or engineer to achieve a maximum interior noise level of forty-five (45) decibels at time of final construction."	Senate Bill SB1525 Statute 28-8482	Corrected Sheet #

FOUNDATION

[] Sheet #	Footing details (interior and exterior) shall be located on the foundation sheet or the detail sheet and shall be cross-referenced to the foundation plans. Specify depth and size of all footings and pads.	IRC Section: R 401	Corrected Sheet #
[] Sheet #	Provide note: All plates (interior and exterior, load bearing and non-load bearing) shall be pressure treated or foundation grade redwood.	IRC Section: R403.1.6	Corrected Sheet #
[] Sheet #	Wood columns shall be approved wood of natural decay resistance or approved pressure preservatively treated wood or be supported by piers or metal pedestals projecting 1 inch above the floor and separated by an impervious moisture barrier.	IRC Section: R323.1.4	Corrected Sheet #
[] Sheet #	Provide note: Footings shall be on undisturbed soil or approved fill.	IRC Section: R403	Corrected Sheet #
[] Sheet #	Required holddowns, as specified on lateral design or as required for all alternate braced wall panels, shall be shown on the foundation plan OR provide a separate shear wall plan.		Corrected Sheet #
[] Sheet #	Provide note or detail to address alternatives approved for field use when holddowns shown on plans are missed or erroneous placement. Add note: "Special Inspection will be required for the epoxy used for these alternatives."		Corrected Sheet #
[] Sheet #	Appliances located in a garage or carport shall be protected from impact by automobiles. Protection shall be provided by either a floor elevation change with a curb 4" high and 3' deep, located out of the travel path, a minimum 3" steel pipe bollard installed a minimum of 18" below and a minimum of 44" above the finished floor in front of the equipment or a wall or alcove.	IRC Section: M1307.3.1 M.A.G.	Corrected Sheet #
[] Sheet #	There shall be a floor or landing on each side of each exterior door. The width of the landing shall not be less than the door served with a minimum dimension of 36" measured in the direction of travel.	IRC Section: R312	Corrected Sheet #
[] Sheet #	Garage floor surface used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.	IRC Section: R309.3	Corrected Sheet #

FLOOR PLAN

[] Sheet #	Label and dimension all rooms and spaces. Reference ceiling height of all rooms and areas.	IRC Sections: R304 R305	Corrected Sheet #
[] Sheet #	The minimum width of a hallway shall not be less than 3 feet.	IRC Section: R311.4	Corrected Sheet #
[] Sheet #	An attic access opening shall be provided to attic areas that exceed 30 square feet and have a vertical height of 30" or greater. The rough-framed opening shall not be less than 22" by 30" and shall be located in a hallway or other readily accessible location. A 30" minimum unobstructed headroom in the attic space shall be provided at some point above the access opening.	IRC Section: R807.1	Corrected Sheet #
[] Sheet #	Openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8-inch thick, or shall be 20-minute fire-rated doors and shall be maintained self-closing and self-latching.	Amendment To IRC Section R309.1	Corrected Sheet #
[] Sheet #	The garage shall be separated from the residence and its attic area by not less than 1/2-inch gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch gypsum board or equivalent. In buildings protected by an automatic fire sprinkler system, including the private garage, the separation shall be permitted to be limited to a minimum 1/2-inch gypsum board applied to the garage side.	Amendment To IRC Section R309.2 and Table R702.3.5	Corrected Sheet #
[] Sheet #	Ceiling gypsum board application: When applying a water-based texture material, the minimum gypsum board thickness shall be increased from 3/8 inch to 1/2 inch for 16-inch on center framing, and from 1/2 inch to 5/8 inch for 24-inch on center framing or 1/2-inch sag resistant gypsum ceiling board shall be used.	IRC Table R702.3.5	Corrected Sheet #
[] Sheet #	Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18" above the floor in garages. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate with a private garage through openings shall be considered to be part of the garage. Exception: clothes dryers, per amendment.	IRC Section: M1307.3	Corrected Sheet #
[] Sheet #	A gas or liquid fuel fireplace shall have dampers that remain permanently open. A fireplace or woodstove that directly burns wood or other solid fuel shall not be approved to be installed or constructed. The installation of a permanent gas or electric log insert will be required; a gas or electrical stub out for future installation of a log will not be acceptable. Exception: an EPA 40 approved solid fuel burning appliance will be acceptable.	Arizona Revised Statute 9-500.16 (1998)	Corrected Sheet #
[] Sheet #	All habitable rooms shall be provided with aggregate glazing area of not less than 8 percent of the floor area of such rooms. The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated.	IRC Section: R303.1	Corrected Sheet #
[] Sheet #	Every sleeping room and basements with habitable space shall have a least one window [min. net clear opening 5.7 sq. ft. (min. 5 sq. ft. net clear opening at grade floor), min. opening width of 20", min. opening height of 24" and the finished sill height shall not be more than 44" above the floor; or provide exterior door for emergency egress.	IRC Section: R310.1	Corrected Sheet #
[] Sheet #	Window wells and required window well ladders shall comply with IRC Section R310.2. Provide details and dimensions to verify compliance.	IRC Section: R310.2	Corrected Sheet #

[] Sheet # _____	There shall be a floor or landing at the top and bottom of each stairway. The width of each landing shall not be less than the stairway served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel.	IRC Section: R312	Corrected Sheet # _____
[] Sheet # _____	The maximum riser height shall be 7 3/4 inches and minimum tread depth shall be 10 inches.	IRC Section: R314.2	Corrected Sheet # _____
[] Sheet # _____	The minimum headroom in all parts of the stairway shall be not be less than 6 feet 8 inches measured vertically from the slope plane adjoining the tread nosing or from the floor surface of the landing or platform.	IRC Section: R314.3	Corrected Sheet # _____
[] Sheet # _____	Two or more stair risers shall have at least one handrail. Handrails shall be provided on at least one side of the stairs, be continuous the full length of the stairs, and have minimum and maximum heights of 34 inches and 38 inches, respectively, measured vertically from the nosing of the treads. The handgrip portion of handrails shall have a circular cross section of 1 1/4 inches minimum to 2 5/8 inches maximum; edges shall have a minimum radius of 1/8 inch.	IRC Section: R315	Corrected Sheet # _____
[] Sheet # _____	The minimum height of guards shall be not less than 36 inches. Openings in guards shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4 inches in diameter	IRC Section: R316	Corrected Sheet # _____
[] Sheet # _____	The following shall be considered specific hazardous locations for the purpose of safety glazing:		Corrected Sheet # _____
	♦ Glazing in any part of a building wall enclosing a tub/shower/sauna compartment where the bottom edge of the glazing is less than 60 inches measured vertically above any standing walking surface.	IRC Section: R308.4	Corrected Sheet # _____
	♦ Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.	IRC Section: R308.4 item 4	Corrected Sheet # _____
	EXCEPTION: Glazing when there is an intervening wall or other permanent barrier between the door and the glazing. Glazing where access through the door is to a closet or a storage area 3' or less in depth.	IRC Section: R308.4 item 5	Corrected Sheet # _____
	♦ Safety glazing shall be installed when all of the following conditions are met; exposed area of an individual pane is greater than 9 square feet, bottom edge is less than 18 inches above the floor, top edge is greater than 36 inches above the floor, and one or more walking surfaces within 36 inches horizontally of the glazing.	IRC Section: R308.4 item 6	Corrected Sheet # _____
	♦ Glazing in railings regardless of an area or height above a walking surface shall be safety glazing. Included are structural baluster panels and nonstructural in-fill panels.	IRC Section: R308.4 item 7	Corrected Sheet # _____
	♦ Glazing in walls enclosing stairway landings or within 60 inches of the bottom and top of stairways where the bottom edge of the glass is less than 60 inches above a walking surface shall be safety glazing.	IRC Section: R308.4 item 9	Corrected Sheet # _____
[] Sheet # _____	All interior and exterior glazing in bathrooms must be safety glazing when the bottom edge is less than fifty-six inches above the floor level. (Bathroom shall be defined as a room provided with a tub or shower.)	ARS 36-1631	Corrected Sheet # _____

ELEVATIONS

<u> </u> [] Sheet #	Provide height dimensions for roofline, headers, top plate and finished floor.	IRC Section: R106	Corrected Sheet # <u> </u>
<u> </u> [] Sheet #	Provide exterior wall covering anchoring method and backing (ICBO#, if applicable).	IRC Section: R703.7.2	Corrected Sheet # <u> </u>
<u> </u> [] Sheet #	Provide attic ventilation calculations for all concealed attic spaces; include required and provided net free ventilation area. Also, indicate the type and location of attic ventilation. Provide the following note, if applicable: "where eave or cornice vents are installed insulation shall not block the free flow of air. A minimum of 1 inch space shall be provided between the insulation and roof sheathing at the location of the vent."	IRC Section: R806	Corrected Sheet # <u> </u>
<u> </u> [] Sheet #	The chimney shall extend at least 2 feet higher (minimum 3 feet at roofline) than any portion of the roof within 10 feet'.	IRC Table: R1003.1	Corrected Sheet# <u> </u>
<u> </u> [] Sheet #	Chimney crickets shall be provided when the dimension parallel to the ridgeline is greater than 30 inches and does not intersect the ridgeline.	IRC Table: R1001.17	Corrected Sheet# <u> </u>

STRUCTURAL

<u> </u> [] Sheet #	Specify type of design and construction of all walls and partitions. Wood stud walls shall comply with prescriptive requirements of IRC Section R602 or shall be designed by an Arizona Registrant. Masonry and concrete basement walls shall comply with prescriptive requirements of IRC Section R404 or shall be designed by an Arizona Registrant.	IRC Section: R404 R601 R602	Corrected Sheet # <u> </u>
<u> </u> [] Sheet #	Indicate all braced wall panel locations. Specify the method of bracing to be used. A sealed lateral analysis, prepared by an Arizona Registrant, will be required if the bracing does not comply with the conventional provisions.	IRC Section: R602	Corrected Sheet # <u> </u>
<u> </u> [] Sheet #	Specify lumber grade, species, and size of members.	IRC Section: R602	Corrected Sheet # <u> </u>
<u> </u> [] Sheet #	Specify design criteria: floor and roof live and dead loads.	IRC Section: R301	Corrected Sheet # <u> </u>
<u> </u> [] Sheet #	Provide complete floor (if applicable) and roof framing plans. Specify size and spacing of all framing members. Indicate all post sizes and locations.	IRC Section: R106	Corrected Sheet # <u> </u>
<u> </u> [] Sheet #	Specify all hangers used to hang trusses from girder trusses, walls, or other locations.	IRC Section: R 802 ANSI-TPI 1995	Corrected Sheet # <u> </u>
<u> </u> [] Sheet #	Indicate the size and span of headers and lintels in all bearing and non-bearing walls. Provide manufacturer's span charts for pre-manufactured steel lintels.	IRC Sections: R602.7 R606.9	Corrected Sheet # <u> </u>

PLUMBING

<u> </u> [] Sheet #	Specify if appliances and equipment are gas, electric, or propane. Reference location of appliances and equipment.	AUPC Section 1202.2	<u> </u> Corrected Sheet #
<u> </u> [] Sheet #	Specify materials for waste, water, and gas pipes.	AUPC Section 1210.0	<u> </u> Corrected Sheet #
<u> </u> [] Sheet #	If gas is indicated, provide a schematic indicating BTU or CFH rating for each appliance, size, and length of main and all branch lines. (worst case scenario)	AUPC Section 1216.0 1217.0	<u> </u> Corrected Sheet #
<u> </u> [] Sheet #	Buildings of new construction designed under the State Plumbing Code shall be provided with combustion air obtained from outside. A minimum of two openings shall be provided into the enclosure, minimum 50 square inches in each opening.	AUPC amendment to IRC Ch 17	<u> </u> Corrected Sheet #
<u> </u> [] Sheet #	Provide a detail for island sink venting.	AUPC Section 909.0	<u> </u> Corrected Sheet #
<u> </u> [] Sheet #	Reference locations and provide size of roof drains and scuppers.	AUPC Appendix D	<u> </u> Corrected Sheet #
<u> </u> [] Sheet #	Water heater relief valve shall extend outside of the building with the end of pipe not more than two (2) feet nor less than six (6) inches above the ground and pointing downward.	AUPC Section 608.5	<u> </u> Corrected Sheet #

MECHANICAL

<u> </u> [] Sheet #	Provide a complete mechanical plan.	IRC Section: R106.1	<u> </u> Corrected Sheet #
<u> </u> [] Sheet #	Provide exhaust fans to the outside from bathrooms, water closet compartments, and similar rooms if not supplied with natural ventilation.	IRC Section: R303.3	<u> </u> Corrected Sheet #
<u> </u> [] Sheet #	Provide combustion air for all liquid and solid fuel-burning appliances including size, type, and location of openings.	IRC Section: Chapter 17	<u> </u> Corrected Sheet #
<u> </u> [] Sheet #	Attics containing appliances requiring access shall be provided with an opening and passageway large enough to remove the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet in length. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required.	IRC Section: M1305.1.3	<u> </u> Corrected Sheet #
<u> </u> [] Sheet #	The clothes dryer exhaust duct shall be at least the diameter of the appliance outlet as recommended by the manufacturer and shall terminate on the outside of the building. It shall not exceed 25 feet in length with reductions for bends. The duct shall terminate not less than 3 feet from a property line.	IRC Sections: M1501 R302.2	<u> </u> Corrected Sheet #

ELECTRICAL

<u> </u> [] Sheet #	Provide a complete electrical plan to include electrical load calculations.	IRC Section: R106.1 E3604.3	Corrected Sheet #
<u> </u> [] Sheet #	Indicate the size (rating) and location of the electric panel, including any sub panels. One line diagram will be required for services that exceed 200 amps and/or when a subpanel is provided.	IRC Sections: E330.13 E3305.2 E3606.1	Corrected Sheet #
<u> </u> [] Sheet #	Provide an approved grounding electrode system.	IRC Section: E3508	Corrected Sheet #
<u> </u> [] Sheet #	Receptacle outlets for ranges and clothes dryers shall be a 3-pole with ground type. Four-wire, grounding-type flexible cords will be required for connection of ranges and clothes dryers. The bonding jumper shall not be connected between the neutral terminal and the frame of the appliance.	IRC Section: E3808	Corrected Sheet #
<u> </u> [] Sheet #	Provide bonding to the interior water piping and above ground portion of gas piping systems.	IRC Section: E3509	Corrected Sheet #
<u> </u> [] Sheet #	Provide a note indicating a minimum of two 20-ampere-rated branch circuits for receptacles located in the kitchen, pantry, breakfast, and dining areas, a separate 20-ampere-rated branch circuit to the laundry, and a separate 20-ampere-rated branch circuit for bathroom receptacle(s).	IRC Section: E3603	Corrected Sheet #
<u> </u> [] Sheet #	Provide a note indicating all branch circuits that supply 125-volt, single-phase, 15- and 20-ampere receptacle outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter(s).	NEC Article: 210-12(b)	Corrected Sheet #
<u> </u> [] Sheet #	Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 feet, measured horizontally, from an outlet in that space, including any wall space 2 feet or more in width.	IRC Section: E3801.2.1	Corrected Sheet #
<u> </u> [] Sheet #	In kitchen and dining rooms , at least one receptacle outlet shall be installed at each island or peninsular counter space with a long dimension of 24 inches or greater and a short dimension of 12 inches.	IRC Sections: E3801.4.2 E3801.4.3	Corrected Sheet #
<u> </u> [] Sheet #	In kitchen and dining rooms, a receptacle outlet shall be installed at each wall counter space 12 inches or wider so that no point along the wall is more than 24 inches from a receptacle outlet and shall be GFCI protected.	IRC Section: E3801.4.1	Corrected Sheet #
<u> </u> [] Sheet #	Provide at least one GFCI protected receptacle outlet on the wall within 36 inches of the outside edge of each lavatory basin in bathrooms.	IRC Sections: E3801.6 E3802.1	Corrected Sheet #
<u> </u> [] Sheet #	Provide at least one weatherproof receptacle outlet, not more than 6 feet 6 inches above grade and GFCI protected, at the front and back of each dwelling.	IRC Sections: E3801.7 E3802.3	Corrected Sheet #
<u> </u> [] Sheet #	Provide a receptacle outlet in hallways 10 feet or more in length.	IRC Section: E3801.10	Corrected Sheet #
<u> </u> [] Sheet #	All 125-volt, single-phase, 15- and 20-ampere receptacles in the following locations shall be GFCI protected: Garages, Unfinished accessory buildings, Crawl spaces, Unfinished basements, Bar sinks (within 6 feet) and Laundry sinks (within 6 feet).	IRC Section: M.A.G. rev. & E3802	Corrected Sheet #
<u> </u> [] Sheet #	Provide a lighting source or a switched receptacle in every habitable room and bathroom.	IRC Section: E3803.2	Corrected Sheet #

[] Sheet #	Provide a lighting outlet on the exterior side of all exits/entrances.	IRC Section E3803.3	Corrected Sheet #
[] Sheet #	Provide a lighting source in all stairways, switched at each floor level.	IRC Sections: E3803.3 R303.4	Corrected Sheet #
[] Sheet #	A receptacle shall not be installed within a bathtub or shower space.	IRC Section: E3902.10	Corrected Sheet #
[] Sheet #	Fixtures, fittings, boxes and receptacles located in damp or wet locations shall be "listed" to be suitable for such location.	IRC Sections: E3805.10 E3902.8 & 9 E3903.8	Corrected Sheet #
[] Sheet #	Receptacle outlets shall be permitted to be mounted not more than 12 inches below the countertop in construction designed for the physically impaired and for island and peninsular countertops where the countertop is flat across its entire surface and there are no means to mount a receptacle within 18 inches above the countertop, such as in an overhead cabinet. Receptacles mounted below the countertop in accordance with this exception shall not be located where the countertop extends more than 6 inches beyond its support base.	IRC Section E3801.4.5 Exception	Corrected Sheet #
[] Sheet #	Provide interconnected smoke alarms in each sleeping room, immediately outside each sleeping room, on each additional story, and in the hallway and in the adjacent room where the ceiling height of a room open to the hallway exceeds that hallway by 24 inches or more. Smoke alarms shall be hard wired with battery backup.	IRC Section: R317.1 R317.2 and Amendment	Corrected Sheet #

ENERGY EFFICIENCY

[] Sheet #	Builder participation in a Nationally Recognized Third Party Energy Program will be accepted as compliance with the requirements for the Energy Efficiency in 2000 IRC/2000 IECC. Provide a note on the plans and documentation must be provided with the plans as verification of this participation which specifically states the model included in the program. Provide a note on the plans that a certificate or sticker must be provided at the SES panel and will be verified at the final inspection of the dwelling.	IRC Chapter 11	Corrected Sheet #
[] Sheet #	If percent of glazing DOES NOT exceed 15%,The builder may choose to design from IECC Chapters 4 or 5 OR Chapter 11 of the IRC and Chapter 6 of the IECC which includes the Basic Requirements of the 2000 IECC (Builder must provide a calculation to determine the percentage of glazing of the gross area of exterior walls that enclose conditioned space).	IRC Chapter 11	Corrected Sheet #
[] Sheet #	If percent of glazing DOES exceed 15%, must comply with one of the following: 1. Chapter 4 of the 2000 IECC (REM Design, HERS Best test design or National Recognized 3 rd Party Energy Program) 2. Chapter 5 of the 2000 IECC which includes Basic Requirements (MecCheck) IF USING REM DESIGN OR MECHECK, PROVIDE THE CALCULATIONS AND INCLUDE ENERGY NOTES ON THE PLANS FOR VERIFICATION BY THE PLAN REVIEWER AND INSPECTOR.	IRC Chapter 11	Corrected Sheet #
[] Sheet #	2000 IECC Summary of Basic Requirements for designs from IRC Chapter 11 or Chapter 6 of IECC are as follows and are required to be clearly marked on the plans:	IRC Chapter 11	Corrected Sheet #
[] Sheet #	Air Leakage: 1. All openings in building envelope must be sealed.	IRC Chapter 11	Corrected Sheet #
[] Sheet #	Solar Heat Gain Coefficient: 1. SHGC cannot exceed 0.4	IRC Chapter 11	Corrected Sheet #

[] Sheet #	Materials and Insulation Information: 1. Material and equipment must be installed per manufacturer's instructions 2. Material and equipment identified so compliance can be determined 3. Provide manufacturer manuals for HVAC & service water heating equipment 4. The following must be clearly marked on plans or specifications: a. Insulation R-values (R-19 ceiling/R-11 walls) b. Glazing U-factors (per NFRC 100 or Table 102.5.2(1)&(2) IECC) c. Door U-factors (0.35 separating conditioned & unconditioned space) d. SHGC values (.40 maximum) e. Heating and cooling equipment efficiency 5. Provide the following note on the plans: A separate insulation inspection may be required prior to drywall OR an insulation certificate may be required at time of final.	IRC 11	Chapter	Corrected Sheet #
[] Sheet #	Duct Insulation: 1. The following must be clearly marked on plans or specifications for HVAC: a. Supply ducts – Insulation R-value b. Return-air ducts – Insulation R-value c. Plenums – Insulation R-value Exception: Factory-installed plenums, casings or ductwork furnished as part of HVAC equipment.	IRC 11	Chapter	Corrected Sheet #
[] Sheet #	Duct Construction: 1. All joints, seams, connections must be securely fastened with welds, gaskets, mastics, mastic-plus-embedded-fabric or tapes (Duct tape NOT permitted) 2. Ducts must be supported every 10 feet or per manufacturer 3. Cooling ducts with exterior insulation covered with vapor retarder 4. Air filters required in return-air 5. HVAC must provide means for balancing air and water systems	IRC 11	Chapter	Corrected Sheet #
[] Sheet #	Temperature Controls: 1. Thermostat required for each separate HVAC system as follows: a. Heating Only – 55 degrees F to 75 degrees F b. Cooling Only – 70 degrees F to 85 degrees F c. Heating & Cooling – 55 degrees F to 85 degrees F 2. Provide means to partially restrict or shut off HVAC input to each zone or floor 3. Heat pump thermostat must prevent back-up heat from turning on when heating requirements can be met by heat pump alone	IRC 11	Chapter	Corrected Sheet #
[] Sheet #	HVAC Piping Insulation: 1. Required in unconditioned spaces conveying fluids above 105 degrees F or chilled fluids at less than 55 degrees F must be insulated.	IRC 11	Chapter	Corrected Sheet #
[] Sheet #	Service Water Heating: 1. Water heaters with vertical pipe risers must have heat trap on both inlet and outlet unless water heater has integral heat trap or part of circulating system. 2. Circulating hot water systems must have automatic or manual controls and pipes must be insulated.	IRC 11	Chapter	Corrected Sheet #

PROVIDE THE FOLLOWING NOTES FOR CITY SPECIFIC ITEMS:

PEORIA

☐ Sheet # _____ Comply with 1997 Uniform Building Security Code.

Corrected
Sheet # _____

☐ Sheet # _____ Carbon monoxide detector required.

Corrected
Sheet # _____

GOODYEAR/CAVE CREEK/LITCHFIELD PARK

☐ Sheet # _____ Provide an expansion tank or other device designed for intermittent operation for thermal expansion control at the water heater if a backflow preventer is on or to be installed on the water line or at the meter.

IRC Section
P2903.4
UPC Section
608.3

Corrected
Sheet # _____

GOODYEAR

☐ Sheet # _____ A 125-volt, 15-ampere receptacle shall be installed in an accessible location under each bathroom lavatory and kitchen sink to allow for the operation of a point-of-service hot water recirculating pump. All hot water lines located above the floor slab shall be completely insulated with a minimum of R-4 insulation.

IRC R306.4

Corrected
Sheet # _____

LITCHFIELD PARK

☐ Sheet # _____ Additional ball/gate valve within 18" of curb box as per Litchfield Park Service Company requirements.

Corrected
Sheet # _____

MISCELLANEOUS COMMENTS:

☐ Sheet # _____

☐ Sheet # _____

☐ Sheet # _____

☐ Sheet # _____

☐ Sheet # _____

☐ Sheet # _____

RESPONSE TO ABOVE COMMENTS: (May attach additional comment sheets)

☐ Sheet #

☐ Sheet #

☐ Sheet #

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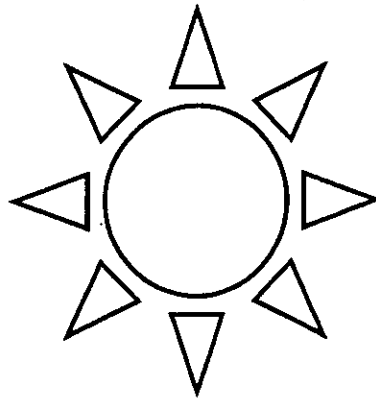
☐ Sheet #

☐ Sheet #

COMPARISON

Regional Plan Review

SECTION VIII



Regional Plan Review

	1997 UBC	Section No.	2000 IRC	Section No.
1.	Lath or gypsum board inspection	108.5.5	No requirement for inspection of lath or gypsum board	R109
2.	Residences exempted from requiring a Certificate of Occupancy	109.1	Certificate of Occupancy required on residences*	R110.3
3.	1/10 th of floor area in natural light (10 sf min) in guest and habitable rooms	1203.2	8 % of floor area as glazed area in habitable rooms or artificial illumination	R303.1
4.	1/20 th of floor area in natural ventilation (5 sf min) in guest and habitable rooms	1203.3	4% of floor area as openable area in habitable rooms or mechanical ventilation	R303.1
5.	Heating required to maintain 70°F at 3' above floor	310.11	Heating required to maintain 68°F at 3' above floor and 2' from exterior wall	R303.6
6.	Kitchen size unregulated		50 sf gross floor area required for kitchens*	R304.2
7.	Showers shall have smooth, hard nonabsorbent surface to 70" above the drain inlet	807.1.3	Showers shall have a nonabsorbent surface to 6' above the floor*	R307.2
8.	Carport & Garage floor slope unregulated		Carport & Garage floors shall slope to a drain or vehicle door*	R309.3 R309.4
9.	Escape & Rescue windows shall have 5.7 sf min area	310.4	Escape & Rescue windows shall have 5.0 sf min area at grade	R310.1.1
10.	Hinge, width and height of exit doors not regulated for less than 10 occupants		Required exit door to be side-hinged 3' by 6'8" min*	R311.3
11.	Handrails permitted on either side of winding stairway	1003.3.3.6	Continuous handrail required on side where tread is narrower*	R314.4
12.	Spiral stairways as an exit limited to serving 400 sf	1003.3.3.8.2	Spiral stairways treated as any other stairways	R314.5
13.	Stairways shall be 36" wide and the handrail may project 3½"	1003.3.3.2	Stairways shall be 36" wide above the handrail which may project 4½"	R314.1
14.	Treads – 9" min Risers – 8" max	1003.3.3.3	Treads – 10" min Risers – 7¾" max*	R314.2
15.	Enclosed useable space under stairs shall be protected as required for one-hour fire-resistive construction	1003.3.3.9	Enclosed accessible space under stairs shall be protected with ½" gypsum board	R314.8
16.	Handrail required at four risers	1003.3.3.6	Handrail required at two risers*	R315.1
17.	Handgrip portion of handrail from 1¼" to 2"	1003.3.3.6	Handgrip portion of handrail from 1¼" to 2 5/8 "	R315.2



Regional Plan Review

18.	Vapor barriers not specifically regulated		Vapor retarder required on warm-in-winter side of insulation in walls, floors and ceilings*	R322.1
19.	Drainage not regulated		Grade away from foundation shall fall 6" min within 10'*	R401.3
20.	Sand, silty sand, clayey sand, silty gravel and clayey gravel allowable foundation pressure of 1500 psf	Table 18-I-A	Sand, silty sand, clayey sand, silty gravel and clayey gravel allowable foundation pressure of 2000 psf	Table R401.4.1
21.	Under-floor ventilation and access required in wood construction	2306.3 2306.7	Under-floor ventilation and access required in all space between floor joists and earth*	R408.1 R408.3
22.	No prescriptive requirements for steel construction		Prescriptive requirements for steel construction	R505 R603
23.	Amount of fill not regulated below slab on grade		Fill material limited to 24" for sand or gravel and 8" for earth*	R506.2.1
24.	End joints in double top plates offset by 48" min	2320.11.2	End joints in top plates offset by 24" min	R602.3.2
25.	Laterally unsupported stud height limited to 10' for and size or spacing of wall studs	Table 23-IV-b	Wood stud heights allowed greater than 10' for some sizes and spacing	Table R602.3.1
26.	Where soles or plates are cut, a metal tie 1 1/2" wide and fastened with six 16d nails is required	2320.11.7	Where plates are cut more than 50%, a metal tie 1 1/2" wide and fastened with six 16d nails is required	R602.6.1
27.	Thickness of gypsum board used for fire blocking not specified	708.2.2	1/2"-inch gypsum board specified as fireblocking material	R602.8.1
28.	Size of glass fiber insulation used for fireblocking not specified	708.2.2	Unfaced fiberglass batt insulation shall be 16" high min*	R602.8.1.1
29.	Mortar bed joints of starting course limited to 1" thick	2104.4.1	Mortar bed joints of starting course limited to 3/4" thick*	R607.2.1
30.	Cleanouts in grouted masonry shall be provided in all grout pours over 5'	2104.6.1	Cleanouts in grouted hollow unit masonry at the bottom course where the pour exceeds 4'*	R609.1.5.2
31.	Grout pours limited to 6' in grouted masonry	2104.6.1	Grout shall be placed in lifts of 8-foot maximum height	R609.4.1 Item 4
32.	No prescriptive requirements for insulating concrete forms		Prescriptive requirements for insulating concrete forms	R611
33.	Support spacing for water resistant gypsum boards used on ceilings limited to 12" o.c.	2512 item 3	Support spacing for water resistant gypsum boards used on ceilings limited to 12" o.c. for 1/2" and 16" o.c. for 5/8"	R702.4.2

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34.	$\frac{3}{8}$ " gypsum board not allowed on ceilings and walls	Table 25-G	$\frac{3}{8}$ " gypsum board allowed on ceilings and walls	Table R702.3.5
35.	No prescriptive requirement regarding truss modification		Truss members cannot be cut, notched, drilled or spliced without approval of registrant*	R802.10.4
36.	Roof ventilation where determined necessary by Building Official	1505.3	Roof ventilation required*	R806.1
37.	Chimney cricket not specifically addressed		Chimney crickets required when dimension parallel to ridge excess 30"*	R1101.17
38.	No specific insulation requirement		Insulation required*	Table N1102.1
39.	Gas pressure tests are 10# to 14" water column and 60# above	UPC 1204.3.2	Gas pressure test to be 1-1/2 times max working pressure but not less than 3 psig	G2416.4.1
40.	Gas pressure tests are 15 minutes to 14" water column and 30 minutes above	UPC 1204.3.2	Gas pressure tests are not less than 10 minutes	G2416.4.2
41.	Water pressure tests are at 50# for 15 minutes	UPC 610.16	Water pressure tests are at 50# without a specified time	P2503.6
42.	Inadequate water pressure requiring a pump is 15 psi	UPC 608.1	Minimum water pressure to the building is 40 psi*	P2903.3
43.	Besides cleanouts at upper terminal and at 100' intervals, cleanouts required at change of direction of 135°	UPC 707.4	Besides cleanouts at 100' intervals, cleanouts required at change of direction greater than 45°, except only 1 per 40'	P3005.2.2 P3005.2.4
44.	$\frac{1}{8}$ " slope per foot allowed on 4" drainage piping and larger	UPC 708.0	$\frac{1}{8}$ " slope per foot allowed on 3" drainage piping and larger	P3005.3
45.	Any size electric service allowed	NEC	Electric service size limited to 400 amps*	E3301.3
			Asterick (*) indicates a more restrictive requirement	